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NO PART OF ANY STEVENS-NESS FORM MAY BE RE

2021-003453

Klamath County, Oregon



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03/08/2021 11:38:06 AM

Fee: \$87.00

SPACE RESERVED
FOR
RECORDER'S USE

Christina Watkins
7849 Hwy 140E
Klamath Falls OR 97603

Grantor's Name and Address

Joseph Watkins
21882 Merrill Pt Rd
Merrill OR 97633

Grantee's Name and Address

After recording, return to (Name and Address):

Joseph Watkins
21882 Merrill Pt Rd
Merrill OR 97633

Until requested otherwise, send all tax statements to (Name and Address):

Joseph Watkins
4729 S 6th St
Klamath Falls OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Christina Watkins

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Joseph Watkins and DeAnn Watkins as tenants by entirety, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

~~21882 Merrill Pt Rd, Merrill, OR 97633~~

~~Township 41 R 10 Section 3 Tract POR SW 4~~

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on March 8, 2019; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Christina Watkins

STATE OF OREGON, County of Klamath

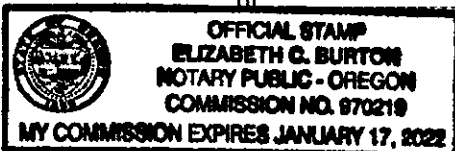
This instrument was acknowledged before me on 03-08-2019 by Christina Watkins

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 01/17/2022

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Section 3; thence North 89 degrees 55' 10" East along the South line of said Section 3, 1694.60 feet to a point that is on the Southerly extension of an existing fence line, and is the Southerly corner common to Parcels 1 and 2 of said Minor Land Partition 38-85, thence along said extension and existing fence line, which is the line common to said Parcels 1 and 2, as follows: North 01 degrees 31' 30" West, 441.30 feet, North 00 degrees 45' 24" East, 347.05 feet, North 09 degrees 26' 00" East, 149.99 feet, North 32 degrees 34' 07" East, 280.40 feet North 19 degrees 19' 47" West, 218.90 feet and North 00 degrees 37' 09" West, 136.27 feet; thence leaving said fence line North 33 degrees 22' 10" West, 51.63 feet to a point on the Northwesternly line of that tract of land described in Deed Volume 216, page 233, Deed Records of Klamath County, Oregon, which is also the Northerly corner common to said Parcels 1 and 2; thence, along said Northwesternly line, South 56 degrees 37' 50" West, (South 56 degrees 24' West by deed) 426.44 feet to a point on the East-West center line of said SW1/4; thence North 89 degrees 53' 18" West 42.24 feet to the SW1/16 corner of said Section 3; thence along the lines of Parcel 1 of Minor Land Partition 38-85, South 29 degrees 07' 28" East, 82.61 feet, South 60 degrees 52' 32" West, 338.31 feet, North 89 degrees 53' 18" West, 630.00 feet, North 54 degrees 45' 54" West, 151.76 feet and North 00 degrees 06' 42" East 150.00 feet to a point on said East-West centerline; thence North 89 degrees 53' 18" West, 334.94 feet to the S1/16 corner common to Sections 3 and 4 of said Township and Range; thence South 00 degrees 47' 23" West, 1329.03 feet to the point of beginning with bearings based on the survey map of said Minor Land Partition 38-85.

Together with and easement for ingress and egress as reserved in Warranty Deed recorded January 29, 1991 in Volume M91, page 1810, Microfilm Records of Klamath County, Oregon, across a strip of land 30 feet in width, being over and across the NE1/4 SW1/4, SE1/4 SW1/4 and SW1/4 SW1/4 of said Section 3, said strip of land being 30 feet Southerly (to left when traversing in a Westerly direction) of, and measured at right angles to the following described line: (the intent of the following description is to describe the Northerly line of said strip):

Beginning at a point on the centerline of the Merrill Pit County Road, said point being on the East line of the SE1/4 SW1/4 of said Section 3, and said point being North 00 degrees 12' 10" West a distance of 1178.75 feet from the 1 1/4" iron pin marking the South one-fourth quarter of Section 3; thence North 67 degrees 31' 40" West, 361.36 feet; thence North 34 degrees 26' 30" West, 447.69 feet; thence North 87 degrees 23' 10" West 128.14 feet; thence South 54 degrees 25' 10" West, 669.64 feet; thence South 60 degrees 24' 00" West, 645.04 feet; thence North 17 degrees 37' 45" West, 228.18 feet, EXCEPTING that portion within the Merrill Pit County Road right-of-way, and excepting, that portion lying within the Parcel first described above.

State of Oregon, County of Klamath
Recorded 08/08/00, at 3:17 p. m.
In Vol. M00 Page 29053
Linda Smith,
County Clerk Fee \$ 26.⁰⁰